

Audit's NEWS ANALYSIS OF SECURITIES OF REAL ESTATE INVESTMENT TRUSTS

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MARKET REVIEW AND STATISTICAL ISSUE

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MARKET REVIEW: ACTION MIXED AS EQUITY GROUPS FIRM

REIT shares again dropped on average during the past month although at a more modest pace of 1% after sharper drops the previous two months. This, however, came in the face of a zippy market rally which carried the Dow Jones Industrials $2\frac{1}{2}\%$ higher. The irony is the market moved higher in anticipation of lower interest rates while the money market REITs continued to fall. One difference is that the general market can live for a time on hopes for lower interest rates but short-term REITs really need lower rates to make ends meet. Another factor was disappointments continuing to crop up as problem loans and the rates squeeze took their toll of earnings. Thus, a small plurality of 65 out of 133 shares declined while 61 advanced, seven were unchanged.

Perhaps equally important to the overall picture was balance shown by this count and differentiation that cropped up. The equity trusts had partly followed the trust parade down since the group topped out in January 1973. In recent weeks this insanity stopped but no one knows for how long. The market gave greater recognition to the fact that equity trusts do not use much short-term money. Of course there are exceptions, especially among the combination group. These have naturally borrowed short to provide for construction lending, a balanced portfolio approach, while some have borrowed short on an interim basis as American Realty. The equity group has outperformed the mortgage trusts since January by declining less than half as much. If further differentiation is called for at these prices, we should begin to see more of it as some brokerage reports are now stressing the difference. More fundamental, the advantages of completed properties, what equity trusts own, are daily becoming greater in inflationary circumstances. Not only do existing properties offer ever increasing value in replacement terms but unlike properties under construction funded by mortgage trusts, do not suffer from higher costs incurred in completing a project.

Mortgage trusts may be able to see daylight on several fronts although ultimate salvation lies in meaningfully lower short-term interest rates. The biggest near-term item is that we no longer fear a liquidity crisis caused by massive withdrawal of bank credit. Partly self serving because banks could not have readily been paid off otherwise, the

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now clarifying situation is at least reasonably constructive. Banks, especially the ten biggest major money center banks, are refinancing the REITs' commercial paper. Looking out six to twelve months, however, bank credit should become more selective. Probably only the more deserving based on hard performance will then be able to borrow, permitting higher funding levels. Weaker trusts may then be called upon to liquidate or merge. Some less able trusts may just retrench, shrink portfolios to more manageable levels in local regions. This would probably benefit all concerned. In the meantime, we will be in an extended workout period for short-term mortgage trusts, as one trust manager put it.

Externals will most likely not allow the majority of trust earnings to turn up this quarter. High cost borrowings will persist for another few months at least and hurt the September quarter spreads.

In time, the self correcting adjustments of overbuilt markets will work to trusts' benefit. Constantly we hear no new projects are going into the ground. In many areas new work stopped six months ago or longer. It will take several years for most projects under construction to reach the advantageous position of existing properties but similar benefits should then accrue.

GAINERS--Last month **LOSERS--last month** Last month's biggest gainers consisted primarily of recoveries by shares

Larwin Mtg. Inv. +55%	KMC Mtg. Inv. -44%	pounded down to large discount from book value. The market was so receptive that
Indepen. Mtg. +50	Citinat'l. Dev. -40	even the rumor of a takeover of <i>Lincoln Mortgage</i> was sufficient to send the
Lincoln Mtg. +33	Northern States -26	shares sharply higher. In most cases,
Colwell Mtg. +27	Diversified Mtg. -26	there was not even fresh news. Realiza-
M&T Mtg. Inv. +27	Justice Mtg. -26	tion that selling was overdone was often
Cabot Land Tr. +24	National Mtg. -23	sufficient. The best example was the
C.I. Realty +21	Great Amer. MI -21	leading recovery by <i>Larwin Mortgage</i> where
New Plan Realty +20	Tri-South MI -20	problem loans, while amounting to 18% of investments, are largely on completed projects
Cont'l. Ill. Rlty. +20	Mutual REIT -20	and all but one look readily manageable without loss within a year or so. Understand-
Arlen Property +19	Barnett-Winston -19	ably, equity trusts were well represented among gainers with four out of ten.

Losers continued to be made up in good part of fresh problem disclosures: *KMC Mortgage*, *Diversified Mortgage* and *Tri-South Mortgage*. Generally regarding the losers, continued spread squeezes, fear of premiums being too high and concern of shoes dropping for here-to-fore little touched trusts all seemed to take their toll.

Trust shares continue to sell well below book value. The average share is now 42% under book. Some 41% of our list, 54 trusts, sell at less than half of their book value. Only three sell at a premium: unique development oriented *General Growth Properties*, *Washington REIT* and *New Plan Realty*. All three and the next six with the smallest discount from book are equity trusts. *North American Mortgage* is the distinctive mortgage trust with the smallest discount from book, 8½%.

These statistics would appear to say more than anything about the long-term salvage value from these prices. Any investor, particularly with takeover ability, should see significant workout appreciation in many trusts even assuming more than significant equity write downs.

COMPARATIVE TRUST GROUP AVERAGES 06/19/74

GROUP		SHARE N (000)	BOOK VALUE	ANN DIV*	EARN ANN*	LAST PRICE	-% CHNG MON	FROM-- AGO	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MARKET VALUE
EQUITY TRUSTS	21	1870	13.07	1.09	1.16	9.13	2.4	-10.0	7.9	12.0	-30.1	8.9	410.3
EQUITY AND MORTGAGE COMBIN	21	1591	14.30	1.18	1.24	8.61	1.9	-17.1	6.9	13.7	-39.8	8.7	302.0
SUBORDINATED LAND TRUSTS	3	2689	17.74	1.96	1.93	12.88	16.8	-26.8	6.7	15.2	-27.4	10.9	107.9
AVERAGE 3 EQUITY GROUPS	45	1794	13.96	1.19	1.25	9.13	3.4	-15.0	7.3	13.0	-34.5	9.0	820.2
SHORT-TERM MTG-INDEPENDENT	6	6043	14.63	1.13	1.19	6.79	0.8	-35.6	5.7	16.6	-53.6	8.2	167.0
SHORT-TERM MTG-MTG BANKER	24	1994	17.51	1.88	1.95	9.52	-2.3	-32.3	4.9	19.7	-45.6	11.2	481.0
SHORT-TERM-MTG-COMMCL BANK	17	2314	21.52	2.17	2.22	12.27	-1.2	-33.2	5.5	17.7	-43.0	10.3	523.5
SHORT-TERM-MISC FINCL	12	2848	19.06	1.87	1.98	8.94	-6.4	-39.8	4.5	21.0	-53.1	10.4	277.4
AVERAGE 4 SHORT-TERM GROUPS	59	2672	18.69	1.89	1.96	9.92	-2.5	-34.3	5.1	19.0	-46.9	10.5	1448.9
INTERMEDIATE-TERM MORTGAGES	6	3394	18.69	1.74	2.09	9.44	-8.3	-30.4	4.5	18.4	-49.5	11.2	141.0
LONG-TERM MTG & EQUITIES	23	2863	18.84	1.51	1.58	9.95	-3.1	-28.3	6.3	15.2	-47.2	8.4	696.5
AVERAGE LONG & INTERMEDIATE	29	2973	18.81	1.56	1.69	9.84	-4.2	-28.7	5.8	15.8	-47.7	9.0	837.4
OVERALL AVERAGE	133	2441	17.11	1.58	1.66	9.64	-1.1	-27.8	5.8	16.4	-43.7	9.7	3106.5
DOW-JONES INDUSTRIAL AVERAGE					89.46	£30.26	+2.6	-2.4	9.3	4.4			

*Latest quarter annualized.

CORRECTION: Our May 28th survey of non-earning and problem investments for Security Mortgage included \$6.8 million receivable against North American Acceptance Corp. which is in bankruptcy. Since this receivable is collateralized and not in dispute by bankruptcy nor any claims being made against it, the trust continues to accrue interest. As of Mar. 31, latest balance sheet, the trust reported \$7.2 million in foreclosure and non-accrual status, 3.4% of \$211 million investments.

NEW BRIEFS ABOUT REAL ESTATE TRUSTS AND THEIR INDUSTRY

NAREIT, the industry trade association, is recommending that trusts amortize all types of commitment and standby fees over the loan life or standby period. A number of trusts now report standby fees as income upon receipt, pointing out that such fees are generally non-refundable.

NAREIT also is circulating recommended public reporting practices for comment. Write NAREIT, 1101 17th St. N.W., Washington 20036 for the exposure draft.

Tri-South Mortgage non-earning investments have increased to about 11% of its \$230 million investments, or about \$25.3 million. A foreclosed \$5.9 million apartment is cash-flow positive, although technically carried as non-earning. June quarter earnings will be down an unknown amount from the \$0.81/share of the March quarter.

Guardian Mortgage earned \$0.69/share in the May quarter, up from \$0.68 in the February quarter after a special addition to the loss reserve, but down from the \$1.10 of a year ago. Non-earning investments increased to \$25.3 million, or 5.9% of investments. Sale is pending on three Orlando-area loans to one borrower.

Cabot, Cabot & Forbes Land Trust has offered \$19.73 per share principal amount of an 8.85% senior convertible debenture for shares of *ICM Realty*. Debentures would be convertible into 0.75 CC&F share for five years. Previously CC&F offered 0.75 of its share for an ICM share, an offer ICM is contesting in Federal court in New York.

Diversified Mortgage isn't accruing interest on about \$54 million loans, or about 15% of holdings. DMI ceased making new loan commitments and said it might have to sell some loans. DMI declared a \$0.17/share dividend for the June quarter and said earnings might be in the \$0.35-\$0.40/share range for the quarter. It earned \$0.58 in the March quarter.

SEC has suspended all trading in *First Wisconsin Mortgage Investors*, whose shares have been halted from NYSE trading since April 18. FWM hasn't filed an audited statement for its December 1973 year and management can't say when statements will be done because of appraisals. The SEC has sued to force prompt filing.

Security Mortgage has sued the reorganization trustee for North American Acceptance, a home improvement loan company now in Chapter X reorganization, for reinstatement of about \$1.5 million monthly collections on \$48.8 million of Security loans being serviced by NAA. Security asked the ASE to suspend trading May 24, when remittances to it halted. NAA isn't related to North American Mortgage Inv.

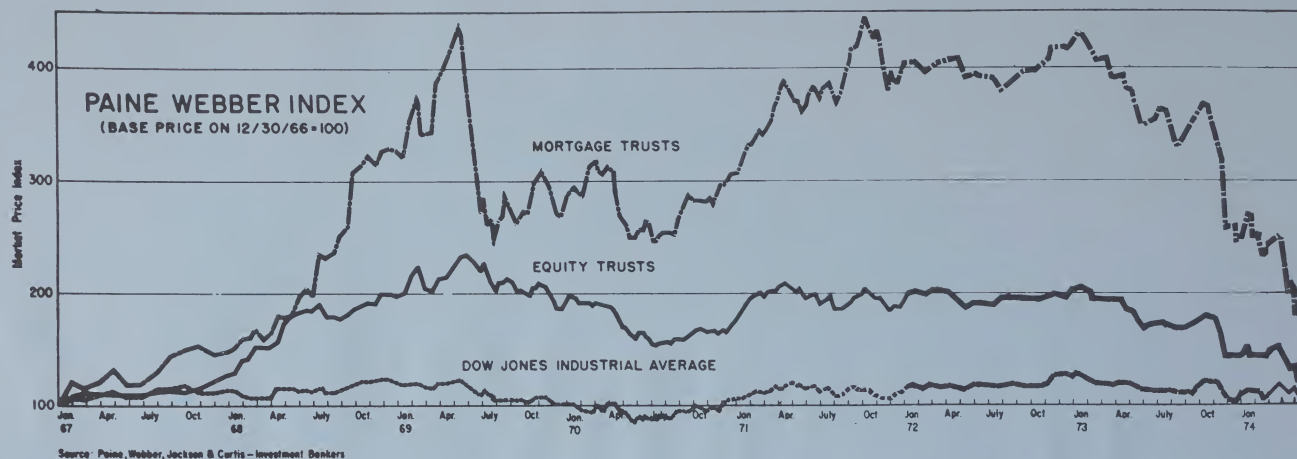
National Mortgage Fund will pay only \$0.25/share for the May quarter, even though it earned \$0.39. NMF said it took the action because it expected a 30% earnings decline for its February 1975 fiscal year.

Associated Mortgage Investors reported losing \$19.9 million for 1973 and another \$800,000 for the March quarter. It will not qualify as a REIT to preserve tax loss carryforwards.

HNC Mortgage has obtained release of \$7.4 million loans to Walter Kassuba from Chapter XI proceedings and they will be transferred to a newly organized company for sale. HNC will resume accruing interest on the loans; a Los Angeles group has agreed to buy another \$2.6 million Kassuba loan. Completion of all deals would reduce HNC's non-earning investments to \$6.7 million, or about 5.3% of loans.

Gulf Mortgage & Realty expects about half its 8% of non-earning investments will begin earning income during June.

Market value appraisals of real estate are winning grudging acceptance in public markets, even though they are being used more frequently by special property owning commingled funds set up privately for pension fund investments. Sea Pines Co., a Hilton Head, S.C. developer of luxury recreational communities, has won preliminary SEC approval to publish a market value balance sheet of its holdings; the company has circulated privately such a balance sheet for years to its institutional lenders (which include Diversified Mortgage, owner of 10% of its stock) and conducts annual appraisals. The private funds likewise conduct annual and continuing appraisals of holdings, all completed properties, and sell new units in their funds based on these appraisals. Large funds include Prudential Life Insurance's PRISA (Prudential Property Investment Separate Account) with about \$260 million assets, and First National Bank of Chicago's Fund F, with about \$60 million. Equity trusts own similar properties but have no organized program for valuing their holdings to pinpoint inflation hedging characteristics. Big point is to do valuations so investors are not misled.



DIVIDEND TRENDS: MAJOR CUTS MAKE JUNE WORST MONTH YET FOR DECLINES

Nineteen trusts reduced dividends during the month, not much different in number than the past three months, but only two trusts managed increases. Dividend cuts were sharper than in past months too, so that dividends fell 20½% from the preceding quarterly declarations and 33½% from year-ago payouts.

Since peaking last November at a \$606.8 million annual rate, annualized payouts for all 133 trusts covered have fallen 15½% while market value of REIT shares has fallen about 2½ times as much, or by 42½%.

Weighing heavily upon the month's results were dividend omissions by *First Mortgage Investors* and *Franklin Realty*, two of the oldest REITs. First Mortgage, a short-term mortgage trust with significant intermediate and longer term mortgages, omitted its payout because loan delinquencies and resulting non-recognition of income continue to rise (see review June 10). Franklin Realty is basically a property owning REIT, formed in 1962, which expanded into mortgage lending in recent years. Spread on mortgage loans has all but disappeared, causing the earnings squeeze.

Other major cuts were reported by *Cousins Mortgage & Equity*, off 68.3%, *Diversified Mortgage*, off 70.7%, and *Unionamerica Mortgage & Equity*, off 52.2%. Cousins, reviewed May 13, had reported non-earning investments up to 10.3% of holdings. Diversified also reported rising problem loans (see p.3). Unionamerica Mtg. is responding to these same industry pressures.

The two gainers of the month were *Connecticut General Mtg.* and *General Growth Properties*. ConGen raised its dividend instead of paying a year-end special paid in previous years, the last being 10 cents paid last July. Excess funds this year will be used for the higher dividend and for investment in property. General Growth is a shopping center developer and owner which reports income rising from over-ages based on higher retail sales and higher re-leasing income. The monthly tally of declarations:

Up Same Down Tot. % Ann.Chng.

-----From previous quarter-----

June 2 12 19 33 -20.5%

Year 67 89 87 243 --

-----From year ago-----

June 8 2 24 34 -33.5%

Year 102 24 110 236 --

	Record date	-Dividend per share- Latest	Previous	--Net Change-- Amt	%	Extra	Year ago	%
Allison Mtg.	6/3	\$ 0.78	\$ 0.78	---	NC	---	\$0.75	+ 4.0
Atlanta Nat'l RE	6/28	0.48	0.48	---	NC	---	0.45	+ 6.7
Commonwealth Nat'l Rty.	6/25	0.18M	0.19	---	NC	---	NO	---
Conn.Gen.Mtg.	7/2	0.45	0.44	+\$.01	+ 2.3	---	0.44+	+ 2.3
Cousins Mtg. & Eq.	6/21	0.20	0.63	-.43	-68.3	---	0.59	-66.1
Diversified Mtg.	7/10	0.17	0.58	-.41	-70.7	---	0.73	-76.7
Fidelfco Growth	6/27	0.64a	0.80	-.16	-20.0	---	0.80	-20.0
Fidelity Mtg.	Omitted	0.00	0.00	---	NC	---	0.88	-100.0
First Continental RE	6/30	0.35	0.36	-.01	-2.8	---	0.21	+66.7
First Memphis Rty.	6/18	0.35	0.41	-.06	-14.6	---	0.51	-31.4
First Mtg. Inv.	Omitted	0.00	0.25	-.25	-100.0	---	0.48	-100.0
Franklin M&R	Omitted	0.00	0.08	-.08	-100.0	---	0.19	-100.0
GREIT Realty	7/17	0.20	0.20	---	NC	---	0.30	-33.3
General Growth Prop.	6/28	0.27	0.26	+.01	+ 3.8	---	0.22	+22.7
Guardian Mtg.	6/28	0.50	0.74	-.24	-32.4	---	1.04	-51.9
GUT Mtg.	6/14	0.35	0.47	-.12	-25.5	---	0.44+	+20.5
Heitman Mtg.	6/14	0.45	0.45	---	NC	---	0.37	+21.6
ICM Realty	6/24	0.46	0.46	---	NC	---	0.465	- 1.1
KMC Mortgage	Deferred	---	---	---	---	---	---	---
Lincoln Mtg.	Omitted	0.00	0.00	---	NC	---	0.20	-100.0
MAT Mortgage	6/25	0.26	0.26	---	NC	---	0.29	-10.4
MassMutual M&R	6/11	0.43	0.43	---	NC	---	0.50	-14.0
Miller (Henry S.) Rty	6/19	0.30	0.35	-.05	-14.3	---	0.34	-11.8
Mortgage Growth	7/1	0.25	0.30	-.05	-16.7	---	0.29	-13.8
NJB Prime	5/31	---	---	---	---	1.55C	---	---
NJB Prime	Omitted	0.00	0.00	---	---	---	0.57	-100.0
National Mtg.	6/28	0.25	0.37	-.12	-32.4	---	0.37	-32.4
New Plan Realty	6/14	0.14M	0.14	---	NC	---	0.14	NC
Old Stone Mtg. & Rty.	6/28	0.24	0.32	-.08	-25.0	---	0.32	-25.0
Pacific-Southern Mtg.	6/3	0.25	0.30	-.05	-16.7	---	0.35	+ 4.5
Pennsylvania REIT	7/31	0.575S	0.575	---	NC	---	0.43	-2.3
Rty. & Mtg. Pacific	6/28	0.42	0.45	-.03	-6.7	---	0.275	NC
Summit Properties	6/28	0.275	0.275	---	NC	---	0.61	-63.9
Unionamerica Mtg.	6/26	0.22	0.46	-.24	-52.2	---	0.60	-33.3
Wachovia Rty.	7/5	0.40	0.50	-.10	-20.0	---	0.38	+18.4
Walter (Jin) Inv.	5/29	0.45	0.45	---	NC	---	0.21+	-28.6
Western Mtg.	6/12	0.15	0.23	-.08	-34.8	.06	---	---
Wisconsin REIT	6/28	0.125	0.225	-.10	-44.5	---	0.225	-44.5
Totals (34 Trusts)b		\$10.245	\$12.885	-\$2.64	-20.5	---	\$15.025	-33.5

a-Or shares when declared, may be lower if additional shares are out by ex-dividend dates.
b-Excludes initial, monthly and extra declaration. c-Special dividend attributable to 1973 fiscal year to comply with 90% payout requirement. NO-No operation. NC-No change. M-Monthly. S-Semi-annual. Trusts with reduced dividend underlined.

	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV*	EARNINGS MON ANN*	LAST PRICE	-% CHNG MON AGO	FROM-- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RET ON BK	MKT VA (MIL\$)	
EQUITY TRUSTS														
ARLEN PROP *	O-ARLNS	1012	14.20	1.40	DEC	1.54	7.75	19.2	-6.1	5.0	18.1	-45.4	10.8	7.8
C I REALTY #	N-CIX	2609	21.28	0.80	FEB	0.63	7.25	20.8	-14.7	11.5	11.0	-65.9	3.0	18.9
CITIZENS GRW	O-CITGS	924	18.14	1.68	JAN	1.94	10.00X	4.2	-16.7	5.2	16.8	-44.9	10.7	9.2
CON ILL PRO#	N-CIE	4808	23.48	1.60	JAN	1.62	10.88	1.2	-3.3	6.7	14.7	-53.7	6.9	52.3
DENVER REI *	O-DENV	1091	9.46	0.60	SEP	1.44	6.88	1.9	3.8	4.8	8.7	-27.3	15.2	7.5
FEDERAL RLTY	O-FDRLS	695	8.67	0.92	DEC	0.95	8.50	-4.3	-8.1	8.9	10.8	-2.0	11.0	5.9
FIRST UNION#	N-FUR	3720	9.92	0.96	APR	1.12	9.88	5.3	-4.8	8.8	9.7	-0.4	11.3	36.8
FLORIDA GLF#	O-FGLFS	975	17.87	1.60	JAN	1.76	11.75	-6.0	-9.6	6.7	13.6	-34.2	9.8	11.5
FST FIDELTY#	O-FFITS	866	12.02	0.60	NOV	0.22	4.50	-2.8	0.0	20.5	13.3	-62.6	1.8	3.9
GENERAL GRO#	N-GGP	5554	5.79	1.08	MAR	1.12	15.38	17.1	4.3	13.7	7.0	165.6	19.3	85.4
GIT REALTY#	A-GIM	1095	9.42	1.20	DEC	1.20	6.25	2.0	-16.7	5.2	19.2	-33.7	12.7	6.8
GOULD INVST#	A-GTR	1179	7.71	0.92	MAR	0.92	7.19X	-1.1	-7.2	7.8	12.8	-6.7	11.9	8.5
GREIT RLY#	A-GRT	998	13.58	0.80	APR	0.60	6.25X	-2.7	-21.9	10.4	12.8	-54.0	4.4	6.2
HUBBARD REI	N-HRE	4004	23.43	1.60	APR	1.56	15.75X	4.2	-8.1	10.1	10.2	-32.8	6.7	63.1
MUTUAL REIT#	O-MUTRS	1433	6.90	0.15	JUN	0.11	1.00	-20.0	-20.0	9.1	15.0	-85.5	1.6	1.4
NEW PLAN RLY	O-NPLNS	665	11.63	1.68	JAN	2.00	12.50X	20.4	2.0	6.3	13.4	7.5	17.2	8.3
PENN REIT #	A-PEI	1514	10.92	1.15	AUG	1.64	10.13	-4.7	-15.6	6.2	11.4	-7.2	15.0	15.3
REIT OF AMER	A-REI	1633	21.09	1.40	MAY	1.48	13.75	-8.3	-12.7	9.3	10.2	-34.8	7.0	22.5
SUMMIT PROP#	O-SMMTS	1545	9.83	1.10	APR	1.08	9.00	0.0	-20.0	8.3	12.2	-8.4	11.0	13.9
WASH REIT #	A-WRE	1437	10.29	1.20	DEC	1.36	12.88X	-3.3	-12.7	9.5	9.3	25.2	13.2	18.5
WISC REI FD#	O-WREI	1514	8.81	0.50	DEC	0.09	4.25	-5.6	-39.3	47.2	11.8	-51.8	1.0	6.4
GROUP AVERAGE		1870	13.07	1.09		1.16	9.13	2.4	-10.0	7.9	12.0	-30.1	8.9	410.3
EQUITY AND MORTGAGE COMBINATION TRUSTS														
AMER REALTY#	A-ARB	2155	7.96	0.00	DEC	0.84	4.75	5.6	-41.6	5.7	0.0	-40.3	10.6	10.2
BANKAM RLY	O-BRLTS	3546	19.15	2.00	APR	2.00	17.50	-2.1	-16.7	8.8	11.4	-8.6	10.4	62.1
BERG ENT RG	A-BRT	1400	9.00	0.40	FEB	0.60	2.63	0.0	-40.0	4.4	15.2	-70.8	6.7	3.7
FLATLEY RLT	O-FLTLS	1000	9.26	0.92	MAR	0.96	6.00	-11.1	-11.1	6.3	15.3	-35.2	10.4	6.0
FRANKLIN RLY	A-FR	999	9.72	0.00	MAR	0.16	3.56	1.7	-18.7	22.3	0.0	-63.4	1.6	3.6
INDIANA M&R#	O-INDMS	1154	18.58	1.72	MAR	1.64	11.75	11.9	-7.8	7.2	14.6	-36.8	8.8	13.6
INVESTOR RL#	A-IRT	1579	12.23	1.20	FEB	1.12	9.25	8.8	-13.0	8.3	13.0	-24.4	9.2	14.6
JMB REALTY#	O-JMBRS	510	18.27	2.04	FEB	2.20	10.63	-11.4	-11.4	4.8	19.2	-41.8	12.0	5.4
LINCOLN MTG*	O-LNMGs	1155	9.09	0.00	DEC	0.00	1.50	32.7	-55.6	0.0	0.0	-83.5	0.0	1.7
MILLER HEN S	O-HSMTS	560	18.37	1.22	MAY	1.20	10.25X	2.9	-6.8	8.5	11.9	-44.2	6.5	5.7
NJB PRIME	A-NJB	1276	18.64	1.55	FEB	1.28	6.25X	7.6	-41.9	4.9	24.8	-66.5	6.9	8.0
NTHN ST M&R#	O-NSMRS	1023	8.08	0.80	SEP	0.69	3.50	-26.3	-33.3	5.1	22.9	-56.7	8.5	3.6
PEASE ELLIMN	A-PNE	1114	18.40	1.60	MAR	1.52	7.50	-3.2	-26.0	4.9	21.3	-59.2	8.3	8.4
RIVIERE RLY#	O-RIVI6	783	9.15	1.00	DEC	0.92	9.00	-4.1	-2.7	9.8	11.1	-1.6	10.1	7.0
RLTY INCOME	A-RIT	1561	14.45	1.76	APR	1.24	10.38X	-4.9	-20.2	8.4	17.0	-28.2	8.6	16.2
SAUL (BF)REI	N-BFS	5657	15.14	1.48	MAR	1.48	9.13	2.8	-18.0	6.2	16.2	-39.7	9.8	51.6
US BANCORP #	A-UBT	838	23.33	2.04	FEB	2.48	18.75	11.9	-16.7	7.6	10.9	-19.6	10.6	15.7
US LSG REI #	A-USE	1348	21.94	1.88	MAR	1.90	14.25	5.6	12.8	7.5	13.2	-35.1	8.7	19.2
US REALTY #	N-UTY	3434	9.41	1.04	MAR	1.10	8.13X	-1.3	-21.7	7.4	12.8	-13.6	11.7	27.9
VIRGINIA RE#	O-VARES	1276	11.89	0.36	MAR	0.75	5.00	5.3	-37.5	6.7	7.2	-57.9	6.3	6.4
WALTER JIM #	O-WALJS	1035	18.27	1.80	APR	2.00	11.00X	17.4	4.8	5.5	16.4	-39.8	10.9	11.4
GROUP AVERAGE		1591	14.30	1.18		1.24	8.61	1.9	-17.1	6.9	13.7	-39.8	8.7	302.0
SUBORDINATED LAND TRUSTS														
CAROT LAND	N-CFT	2990	19.76	2.64	FEB	2.64	17.50	23.8	-32.7	6.6	15.1	-11.4	13.4	52.3
ICM REALTY	A-ICM	3011	19.73	1.84	MAY	1.76	12.63X	10.2	-17.2	7.2	14.6	-36.0	8.9	38.0
PROPERTY CAP	A-PCL	2065	13.72	1.40	APR	1.40	8.50X	14.2	-26.1	6.1	16.5	-38.0	10.2	17.6
GROUP AVERAGE		2689	17.74	1.96		1.93	12.88	16.8	-26.8	6.7	15.2	-27.4	10.9	107.9
SHORT-TERM MTG-MTG BANKER														
ATICO MTG IN	N-ACO	2705	17.73	2.00	JAN	2.16	10.88	8.8	-3.3	5.0	18.4	-38.6	12.2	29.4
BAIRD & WARNR	O-BAIDS	1043	19.43	1.67	APR	1.52	8.50	3.0	-35.3	5.6	19.6	-56.3	7.8	8.9
BARNES MTG	O-BARNs	1910	18.81	2.00	MAR	2.16	9.50	2.7	-17.4	4.4	21.1	-49.5	11.5	18.1
CENTRAL MTG	O-CMRTS	775	18.24	2.28	MAR	2.28	14.00	-3.4	-18.8	6.1	16.3	-23.2	12.5	10.8
COLWELL MTG	N-CLM	2030	21.39	1.80	MAR	2.52	10.50	27.3	-47.8	4.2	17.1	-50.9	11.8	21.3
FIRST CONTNL	O-FCRES	2106	10.43	1.40	MAY	1.44	8.25	3.1	1.5	5.7	17.0	-20.9	13.8	17.4
FRASER MTG I	O-FRASS	1038	16.86	1.64	FEB	1.64	9.75	8.3	-4.9	5.9	16.8	-42.2	9.7	10.1
GUARDIAN MI	N-GMI	3000	28.77	2.00	MAY	2.76	10.63	-11.4	-57.5	3.9	18.8	-63.1	9.6	31.9
GULF SO MTG	A-GSR	1161	18.73	2.00	DEC	2.00	7.81	0.0	-32.1	3.9	25.6	-58.3	10.7	9.1
HAMILTON INV	O-HAMTS	2095	18.54	1.80	MAR	1.92	9.75	1.2	-25.0	5.1	18.5	-47.4	10.4	20.4
HEITMAN MTG	A-HTM	3289	11.91	1.80	MAR	1.80	8.50X	-0.6	-18.1	4.7	21.2	-28.6	15.1	28.0
JUSTICE MTG	N-JMI	1184	18.55	2.88	MAR	2.88	10.13	-25.7	-54.2	3.5	28.4	-45.4	15.5	12.0
KMC MTG IN	O-KMTGS	1100	13.86	1.20	FEB	1.20	3.50	-44.0	-51.7	2.9	34.3	-74.7	8.7	3.8
LARWIN MTG I	N-LWN	2009	18.60	1.36	MAR	1.36	5.63	55.1	-60.5	4.1	24.2	-69.7	7.3	11.3
LOMAS & NTLN	N-LOM	3700	33.27	4.00	MAR	4.00	22.25	-3.8	-28.2	5.6	18.0	-33.1	12.0	82.3
M&T MTG INV	O-MTMIS	1482	10.23	1.04	MAY	1.16	7.00	27.3	7.7	6.0	14.9	-31.6	11.3	10.4
MIDLAND MTG	N-MMT	2379	13.11	1.60	MAR	1.60	8.25	4.7	-29.1	5.2	19.4	-37.1	12.2	19.6
NATIONAL MTG	N-NMF	2352	10.53	1.00	MAY	1.56	7.00	-23.3	-34.1	4.5	14.3	-33.5	14.8	16.5
NO AMER MTG#	N-NAM	4403	14.62	2.48	MAR	2.48	13.38	-5.3	-34.7	5.4	18.5	-8.5	17.0	58.9
PALOMAR MTG	A-PMI	1812	13.02	0.60	FEB	0.68	3.00	-4.2	-50.0	4.4	20.0	-77.0	5.2	5.4
SUTHO MTG IN	N-SUT	2322	17.16	1.55	MAR	0.92	7.38	5.4	-25.3	8.0	21.0	-57.0	5.4	17.1
TEXAS 1ST MT	O-TFMRS	1055	18.20	2.04	MAR	2.04	11.00	-10.2	-26.1	5.4	18.5	-39.6	11.2	11.6
TMC MTG INV	A-TMG	800	19.15	4.04	MAR	4.04	15.00	-4.8	-20.0	3.7	26.9	-21.7	21.1	12.0
UNIONAM M&EQ	A-UAT	2109	19.07	0.88	MAY	0.80	6.88	-5.1	-44.4	8.6	12.8	-63.9	4.2	14.5
GROUP AVERAGE		1994	17.51	1.88		1.95	9.52	-2.3	-32.3	4.9	19.7	-45.6	11.2	481.0

#CASH FLOW. *GROSS CASH FLOW. @CASH FLOW INCLUDING DEBT DISCOUNT. ■FULLY DILUTED EARNINGS. Q-LAST TRADING PRICE.

NOTE: C.I. REALTY BEFORE \$0.49 LOSS ON GNMA SALE. HOTEL INV. DIVIDEND RATE EXCLUDES CAPITAL RETURN.

	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV*	EARNINGS MON ANN*	LAST PRICE	-% CHNG MON AGO	FROM-- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RET ON BK	MKT VA (MIL\$)
SHORT-TERM MTG-INDEPENDENT													
CAPITAL MI	N-CMU	1674	23.33	2.20	MAR 2.40	9.88	-2.5	-37.8	4.1	22.3	-57.7	10.3	16.5
CONTNLT MTG	N-CMI	20838	8.63	0.92	DEC 1.00	3.75	-3.4	-46.4	3.8	24.5	-56.5	11.6	78.1
FIRST MTG IN	N-FIM	8495	14.42	0.00	APR 0.08	3.13	-3.7	-63.2	39.1	0.0	-78.3	0.6	26.6
MTG INV WASH	O-MINVS	2144	13.91	1.80	MAR 1.72	12.25	4.3	-6.7	7.1	14.7	-11.9	12.4	26.3
REPUBLIC MI	N-RMI	2107	18.38	1.20	MAR 1.28	7.00	3.7	-40.4	5.5	17.1	-61.9	7.0	14.7
WESTERN MI	O-WMTGS	1001	9.14	0.66	FEB 0.68	4.75X	1.6	-32.1	7.0	13.9	-48.0	7.4	4.8
GROUP AVERAGE		6043	14.63	1.13		1.19	6.79	0.8	-35.6	5.7	-53.6	8.2	167.0
SHORT-TERM MTG-COMCL BANK													
AMER FLETCHR	A-AFM	1352	25.30	2.85	APR 3.52	18.63	6.5	-18.1	5.3	15.3	-26.4	13.9	25.2
BARNETT MTG	N-BMT	2174	25.36	2.84	MAR 3.04	14.50	8.4	-33.3	4.8	19.6	-42.8	12.0	31.5
CAMERON-BRW	N-CB	2022	22.05	1.68	MAR 1.68	8.25	1.5	-29.1	4.9	20.4	-62.6	7.6	16.7
CHASE MAN MT	N-CMR	4883	30.08	4.60	FEB 4.60	23.50	-10.1	-41.1	5.1	19.6	-21.9	15.3	114.8
CITINATL DEV	O-CITI6	600	18.55	1.60	MAR 1.60	4.50	-40.0	-51.4	2.8	35.6	-75.7	8.6	2.7
CITIZENS MI	N-CZM	1421	14.21	1.78	MAR 1.88	9.00	9.1	-30.1	4.8	19.8	-36.7	13.2	12.8
CITIZNS&SO RL	N-CZS	3829	23.12	3.48	MAR 3.48	17.25	4.5	-41.3	5.0	20.2	-25.4	15.1	66.1
COMMWLTH NTL	O-CWNR	760	18.21	2.28	FEB 2.00	13.75	-5.2	-27.6	6.9	16.6	-24.5	11.0	10.4
CONT ILL RLY	N-CIR	2797	18.53	1.92	MAR 1.76	8.88	20.3	-35.4	5.0	21.6	-52.1	9.5	24.8
FST COMMERCE	O-FCRNS	1008	23.43	2.40	MAR 2.40	13.13	-3.7	-15.3	5.5	18.3	-44.0	10.2	13.2
FST DENVR MI	A-FDE	1621	18.87	2.68	MAR 2.72	14.13	-4.2	-21.5	5.2	19.0	-25.1	14.4	22.9
FST PENN MT	N-FPM	2961	20.80	2.08	APR 2.20	11.25	0.0	-10.9	5.1	18.5	-45.9	10.6	33.3
FST WISCN MT	N-FWM	1910	29.49	0.00	DEC 0.00	9.25	0.0	-59.6	0.0	0.0	-68.6	0.0	17.7
INDEPND MTG	O-IMTGS	2500	18.48	0.00	MAR 0.00	4.13	50.2	-43.0	0.0	0.0	-77.7	0.0	10.3
TRI-SOUTH MI	N-TSI	2260	22.20	3.16	MAR 3.24	13.38	-20.1	-44.0	4.1	23.6	-39.7	14.6	30.2
WACHOVIA RLY	N-WRI	3335	18.84	1.60	MAY 1.52	12.13	11.5	-27.6	8.0	13.2	-35.6	8.1	40.5
WELLS FAR MI	N-WFM	3911	18.31	2.00	MAR 2.08	12.88	2.0	-14.1	6.2	15.5	-29.7	11.4	50.4
GROUP AVERAGE		2314	21.52	2.17		2.22	12.27	-1.2	-33.2	5.5	-43.0	10.3	523.5
SHORT-TERM-MISC FINCL													
AMER CENTURY	N-ACT	2607	21.26	0.00	MAR 0.00	5.00	0.0	-45.2	0.0	0.0	-76.5	0.0	13.0
BENEF STD MI	N-BSM	1354	21.98	3.08	APR 3.16	16.00	0.8	-9.9	5.1	19.2	-27.2	14.4	21.7
BUILDERS INV	N-BSG	2929	22.75	4.28	MAR 4.28	13.13	-18.6	-44.4	3.1	32.6	-42.3	18.8	38.5
CI MTG GROUP	N-CI	4812	18.83	1.20	APR 1.48	6.13	-12.4	-43.7	4.1	19.6	-67.4	7.9	29.5
DOMINION M&R	O-DMRTS	639	10.12	2.00	FEB 2.92	6.50	-7.1	-55.2	2.2	30.8	-35.8	28.9	4.2
FIDELITY MI	N-FID	3046	17.71	0.00	APR 0.00	3.13	-13.8	-54.5	0.0	0.0	-82.3	0.0	9.5
GALBREATH FM	O-GALBS	1047	24.66	1.36	MAR 1.04	7.75	6.9	-3.1	7.5	17.5	-68.6	4.2	8.1
GRT AMER MI	N-GAA	4455	17.08	2.40	APR 2.92	7.75X	-20.5	-74.2	2.7	31.0	-54.6	17.1	34.5
HANOVER SQ R	O-HASQS	944	19.51	2.32	FEB 2.24	11.00	7.3	-20.0	4.9	21.1	-43.6	11.5	10.4
IDS RLTY TR	N-IDR	2409	22.45	3.36	APR 3.16	16.88X	-7.9	-37.2	5.3	19.9	-24.8	14.1	40.7
INSTITUTNAL	N-INV	6074	13.44	1.20	APR 1.24	6.00X	-10.0	-31.4	4.8	20.0	-55.4	9.2	36.4
MTG TRUST AM	N-MT	3860	18.93	1.28	FEB 1.28	8.00	4.8	0.0	6.3	16.0	-57.7	6.8	30.9
GROUP AVERAGE		2848	19.06	1.87		1.98	8.94	-6.4	-39.8	4.5	-53.1	10.4	277.4
INTERMEDIATE-TERM MORTGAGES													
ALISON MTG I	N-AMV	2335	20.67	3.12	APR 3.12	15.75X	0.2	-10.0	5.0	19.8	-23.8	15.1	36.8
BARNET-WINST	O-BWITS	1663	18.80	2.12	MAR 2.24	10.75	-18.9	-31.7	4.8	19.7	-42.8	11.9	17.9
DIVERSIFD MI	N-DMG	7327	20.07	0.68	MAR 2.32	5.75	-25.8	-62.3	2.5	11.8	-71.4	11.6	42.1
FST VIRGINIA	A-FVM	1208	23.32	1.68	MAR 1.88	9.13	1.4	-18.8	4.9	18.4	-60.8	8.1	11.0
RLTY REFUND	A-RRF	1045	18.60	2.36	APR 2.36	12.25X	-5.8	-22.2	5.2	19.3	-34.1	12.7	12.8
SECURITY MTG	A-SMO	6787	10.66	0.48	MAR 0.64	3.00	-4.2	-49.0	4.7	16.0	-71.9	6.0	20.4
GROUP AVERAGE		3394	18.69	1.74		2.09	9.44	-8.3	-30.4	4.5	-49.5	11.2	141.0
LONG-TERM MTG & EQUITIES													
ATLANTA NATL	O-ATNAS	1260	18.58	1.92	MAY 1.92	8.75	0.0	-10.3	4.6	21.9	-52.9	10.3	11.0
BT MTG INVTR	N-BTM	2116	13.53	1.40	MAR 1.80	8.25	3.1	-54.5	4.6	17.0	-39.0	13.3	17.5
CLEVETRST RL	O-CTRIS	2525	18.66	1.04	MAR 1.04	7.50	-3.2	-47.4	7.2	13.9	-59.8	5.6	18.9
CON GEN M&R	N-CGM	5711	23.13	1.80	MAR 1.88	15.63	-6.7	-8.8	8.3	11.5	-32.4	8.1	89.3
COUSINS M&EQ	N-CUZ	3854	21.24	0.80	MAY 0.80	8.50X	-10.8	-58.0	10.6	9.4	-60.0	3.8	32.8
EQUIT LF MTG	N-EQ	5597	24.14	2.00	APR 2.12	16.88	12.5	-19.6	8.0	11.8	-30.1	8.8	94.5
FIDELCO GROW	A-FGI	1580	25.72	2.56	MAY 2.72	15.50	-6.8	-24.4	5.7	16.5	-39.7	10.6	24.5
FST MEMPHIS	O-FMEMS	1156	18.05	1.40	MAY 1.40	11.50X	-8.8	-28.1	8.2	12.2	-36.3	7.8	13.3
GULF MTG&RLY	N-GMR	2210	18.35	1.40	MAY 1.60	8.63X	-9.1	-30.3	5.4	16.2	-53.0	8.7	19.1
HMC MTG&RLY	O-HMCMS	2388	20.21	1.40	APR 1.60	7.50X	-7.6	-21.1	4.7	18.7	-62.9	7.9	17.9
HOSPITAL MTG	A-HMG	1178	23.10	1.68	FEB 1.68	7.25	-10.8	-39.0	4.3	23.2	-68.6	7.3	8.5
HOTEL INVSTR	A-HOT	1536	20.43	1.60	FEB 1.60	9.88	2.6	-22.5	6.2	16.2	-51.6	7.8	15.2
LARWIN RLTY	A-LRM	3610	18.66	1.40	FEB 1.40	7.88	-1.5	-12.4	5.6	17.8	-57.8	7.5	28.4
MASSMUT MTG	N-MML	4670	23.78	1.72	APR 1.80	11.50X	2.6	-18.6	6.4	15.0	-51.6	7.6	53.7
MONY MTG INV	N-MYM	8825	9.89	0.80	FEB 0.84	6.63X	9.3	-3.6	7.9	12.1	-33.0	8.5	58.5
MTG GROWTH I	A-MTG	2652	12.56	1.00	MAY 1.00	6.13	-10.9	-20.9	6.1	16.3	-51.2	8.0	16.3
NOWSTRN FINC	O-NFINS	1510	18.54	1.50	MAR 1.52	8.50	-10.5	-30.6	5.6	17.6	-54.2	8.2	12.8
NOWSTRN MUTL	N-NML	4747	19.43	2.08	MAR 2.12	17.00	-6.2	-23.6	8.0	12.2	-12.5	10.9	80.7
OLD STONE M#	O-OSMRS	811	13.43	0.96	MAR 1.28	7.88	-9.9	-38.2	6.2	12.2	-41.3	9.5	6.4
PACIFIC STHN	O-PSMTS	814	13.96	1.00	MAR 0.88	6.75X	12.0	-8.5	7.7	14.8	-51.6	6.3	5.5
PNB MTG&RLY#	N-PNI	2437	18.98	1.84	MAR 2.04	10.25	-3.6	-39.7	5.0	18.0	-46.0	10.7	25.0
RAM PACIFIC	O-RPACS	1885	19.31	1.68	MAY 1.72	11.50	4.5	-8.9	6.7	14.6	-40.4	8.9	21.7
STATE MUTUAL	N-SMU	2786	19.61	1.80	MAR 1.60	9.00	-5.3	-32.7	5.6	20.0	-54.1	8.2	25.1
GROUP AVERAGE		2863	18.84	1.51		1.58	9.95	-3.1	-28.3	6.3	-47.2	8.4	696.5

WARRANTS

	NAME	EXCH/ SYMBOL	EXP DATE	OUT (000)	EXER PRICE	NO. SH.	WTS PRICE	STK PRICE	CONV PREM	% CHG	MKT VA (MIL\$)
	ALISON MTG	O-ALIS5	12/75	19	19.00	1.0	0.75	15.75	25.4	50.0	0.0
	ALISON MTG#B	O-ALISW	12/76	396	27.50	1.0	0.75	15.75	79.4	19.0	0.3
	AMER CENTURY	A-ACTW	6/75	897	23.00	1.0	0.25	5.00	365.0	-34.2	0.2
#	AMER FLETCHER	A-AFMW	1/75	488	25.00	1.0	1.31	18.63	41.2	23.6	0.6
	AMER REALTY	A-ARBW	9/76	1098	9.63	1.0	0.38	4.75	110.7	-13.6	0.4
	ATICO MTG IN	A-AOW	12/79	563	15.00	1.0	2.00	10.88	56.3	3.1	1.1
	ATICO MTG(B)	O-ATIC5	4/81	358	21.00	1.0	0.38	10.88	96.5	-24.0	0.1
	ATLANTA NATL	O-ATNAW	8/76	1260	20.00	1.0	0.38	8.75	132.9	52.0	0.5
	BARNES MTG	O-BARNW	12/77	1910	20.00	1.0	0.50	9.50	115.8	31.6	1.0
	BARNETT MTG	O-BMTRW	4/80	559	20.00	1.0	2.00	14.50	51.7	44.9	1.1
	BARNTT-WINST	O-BWITW	7/77	1657	20.00	1.0	0.88	10.75	94.2	0.0	1.5
	BENEF STD (B)	O-BSMH5	3/77	285	27.75	1.0	0.63	15.88	78.7	152.0	0.2
	BENEF STD MT	A-BSMW	7/75	554	20.00	1.0	1.63	15.88	36.2	8.7	0.9
	BERG ENT RG	A-BRTW	11/77	1400	10.00	1.0	0.25	2.63	289.7	0.0	0.3
	BT MTG INV	O-BTMGW	1/77	425	24.00	1.0	1.00	8.25	203.0	-11.5	0.4
	BUILDER IN	O-BULOW	12/86	1955	25.00	1.0	1.88	16.13	66.6	-21.0	3.7
	CAMERON-BROWN	O-CMRNW	11/76	1477	23.51	1.1	0.38	8.25	189.2	-24.0	0.6
	CAPITAL MTG	O-CMORW	11/79	471	20.00	1.0	1.00	9.88	112.6	-11.5	0.5
	CENTRAL MTG	O-CMRTW	3/77	775	20.00	1.0	0.75	14.00	48.2	0.0	0.6
	CI MTG GROUP	A-CI.W	3/80	2854	20.00	1.0	0.75	6.13	238.5	8.7	2.1
	CI REALTY IN	O-CIRLW	3/77	2609	25.00	1.0	0.05	7.25	245.5	0.0	0.1
	CITINATL DEV	O-CITIS	4/75	600	20.00	1.0	0.01	4.50	344.7	-50.0	0.0
	CITIZENS GRO	O-CITGW	1/77	785	20.00	1.0	0.25	10.00	102.5	0.0	0.2
	CITIZENSMTG	A-CZMW	1/77	693	15.00	1.0	0.88	9.00	76.4	39.7	0.6
	CITIZNS & SO	O-CSRIW	10/75	550	20.00	0.5	1.63	17.25	34.8	18.1	0.9
	CLEVELSTR RL	O-CTRIW	1/76	2507	20.00	1.0	0.25	7.50	170.0	0.0	0.6
	COLWELL M(B)	O-CLWLW	9/76	296	31.38	1.0	0.50	10.50	203.6	0.0	0.1
	COLWELL MTG	A-CLMW	12/74	225	20.00	1.0	1.88	10.50	108.4	-3.1	0.4
	CONT ILL RLY	O-CONIS	4/76	179	20.00	1.0	0.25	8.88	128.0	-75.0	0.0
	COUSINS MTG	A-CUZW	2/77	740	24.63	1.0	1.13	8.50	203.1	-9.6	0.8
	DENVER REIA	O-DENV5	5/76	177	11.00	1.0	0.13	6.88	61.8	0.0	0.0
	DOMINION (B)	O-DMRTZ	10/87	550	17.75	1.0	0.50	6.50	180.8	100.0	0.3
	DOMINION M&R	O-DMRTW	6/76	397	12.00	1.0	0.63	6.50	94.3	0.0	0.3
	FEDERAL RLT	O-FDRLW	12/76	230	10.00	1.0	0.13	8.88	14.1	0.0	0.0
	FIDELCO GROW	A-FGIW	9/75	136	25.00	1.0	2.69	15.50	78.6	16.5	0.4
	FIDELITY MTG	O-FIDES	3/79	154	22.25	1.0	0.38	3.13	623.0	-39.7	0.1
	FIR MEMPHIS	O-FMEW	2/75	1124	20.00	1.0	0.50	11.50	78.3	0.0	0.6
	FIRST DENVER	A-FDEW	10/75	1398	20.00	1.0	1.00	14.13	48.6	33.3	1.4
	FIRST PEN(B)	O-FPMTZ	9/75	540	28.25	0.5	0.15	11.25	153.8	0.0	0.1
	FIRST PENN	O-FPMTW	7/77	1503	20.00	0.5	0.38	11.25	84.5	52.0	0.6
	FIRST UNION	O-FUREW	12/76	600	12.75	1.0	0.38	9.88	32.9	0.0	0.2
	FIRST VA MTG	A-FVMW	5/77	1208	25.00	1.0	0.69	9.13	181.4	81.6	0.8
	FLATLEY RLT	O-FLTLW	5/75	1000	10.00	1.0	0.50	6.75	55.6	0.0	0.5
	GALBREATH FM	O-GALBW	1/76	652	32.00	1.0	0.13	7.75	314.6	116.7	0.1
	GUARDIAN MI*	A-GMIW	5/76	330	36.00	1.0	2.00	10.63	257.5	-6.1	0.7
	GULF MTG&RL*	A-GMRW	3/76	2210	20.00	1.0	0.50	8.63	137.5	0.0	1.1
	GULF SO MTG	A-GSRW	2/77	759	20.00	1.0	Q 0.63	Q 7.81	164.1	0.0	0.5
	HAMLTN INV	O-HAMTZ	5/83	2094	20.00	1.0	0.63	9.75	111.6	65.8	1.3
	HOSPITAL MTG	A-HMGW	2/77	1178	25.00	1.0	0.50	7.25	251.7	13.6	0.6
	IDS RLY TR	O-IDSKW	2/77	2406	25.00	0.5	0.88	16.88	58.5	-49.7	2.1
	INDEPEND MTG	O-IMTGW	6/75	2500	25.00	1.0	0.13	2.75	813.8	0.0	0.3
	INDIANA M&R	O-INDMW	6/77	1141	20.00	0.5	0.38	11.75	76.7	-24.0	0.4
	JMB REALTY	O-JMBRW	8/77	510	20.00	1.0	0.38	12.00	69.8	-24.0	0.2
	JUSTICE MI	O-JUSTW	1/76	942	20.00	1.0	1.13	10.13	108.6	0.0	1.1
	JUSTICE MTG	O-JUSTZ	1/79	300	25.75	1.0	0.81	10.13	162.2	28.6	0.2
	KMC MTG IN	O-KMTGW	12/76	1100	15.00	1.0	0.13	3.50	332.3	0.0	0.1
	LARWIN MTG	O-LWN5	4/77	700	32.00	1.0	0.13	5.63	470.7	0.0	0.1
	LARWIN RLY	A-LRMW	12/76	3610	20.00	1.0	0.31	7.88	157.7	24.0	1.1
	M&T MTG INV	O-MTMIZ	8/75	747	13.00	1.0	0.06	7.00	86.6	0.0	0.0
	MIDLAND MTG	O-MIDMW	9/76	239	12.50	1.0	1.00	8.25	63.6	0.0	0.2
	MTG INV WASH	O-MINWV	3/80	931	15.00	1.0	0.75	12.25	28.6	0.0	0.7
	MTG TRUST AM	O-MORTW	11/77	2482	19.00	1.0	0.25	8.00	140.6	-28.6	0.6
	NATIONAL MTG	O-NMTGW	3/79	251	10.00	1.0	0.50	7.00	50.0	-69.3	0.1
	NO AMER MTG	O-NOAMS	12/74	77	24.00	1.0	0.50	13.38	83.1	100.0	0.0
	NO STATES MR	O-NSMRW	6/77	481	10.00	1.0	0.02	4.75	110.9	0.0	0.0
	NOHTH AM MTG	A-NAMRS	3/79	710	31.13	1.0	1.13	13.38	141.1	-24.7	0.8
	NOWSTRN FINC	O-NFINW	11/77	1510	20.00	1.0	0.50	8.50	141.2	13.6	0.8
	OLD STONE MT	O-OSMRW	3/77	600	16.00	1.0	0.13	7.88	104.7	0.0	0.1
	PALOMAR MTG	A-PMIW	3/77	604	16.50	1.0	0.38	3.00	462.7	22.6	0.2
	PEASE ELLIMN	A-PNEW	11/77	1113	18.50	1.0	0.50	7.50	153.3	13.6	0.6
	PNB MTG&RLTY	A-PNIW	12/74	1220	20.00	1.0	0.50	10.25	100.0	100.0	0.6
	REPUBLIC MI	A-RMIW	6/79	1064	20.00	1.0	0.50	7.00	192.9	-10.7	0.5
	RLTY REFUND	O-RREFW	6/77	1013	20.00	1.0	0.38	12.25	66.4	22.6	0.4
	SECURITY MT*	A-SMOW	5/79	3117	16.00	1.0	Q 0.31	Q 3.00	443.7	0.0	1.0
	SUTRO MIT(B)	A-SUTW	6/77	700	20.00	1.0	0.75	7.38	181.2	8.7	0.5
	SUTRO MTG IN	O-SUTRS	4/76	299	22.00	1.0	0.13	7.38	199.9	-48.0	0.0
	TEXAS 1ST MT	O-TFMRW	6/76	1055	20.00	1.0	0.38	11.00	85.3	0.0	0.4
	TRI-SOUTH MI	O-TSMGW	12/74	418	20.00	0.5	0.88	13.38	62.6	-12.0	0.4
	UNIONAM M&EQ	O-UATS	12/74	131	20.00	1.0	0.38	6.88	196.2	0.0	0.0
	US LSG REI	A-USEW	12/80	1348	25.00	1.0	0.88	14.25	81.6	8.6	1.2
	WALTER JIM	O-WALJW	7/77	1035	18.50	1.0	0.25	11.00	70.5	0.0	0.3
	WELLS FARGO	O-WELLW	7/77	3458	20.00	0.5	0.38	12.88	61.2	0.0	1.3

*DEBENTURES USABLE IN LIEU OF CASH.

EXTENSIONS: REALTY REFUND

#EXTENDABLE AT HIGHER PRICE.

Q-LAST TRADING PRICE.

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CONVERTIBLE DEBENTURES

DEBENTURE	EX	MAT	INT	CONV	RECENT	YIELD	%
			(%)	AT	PRICE	(%)	CHNG
ALISON MTG	AS	'91	6.75	27.50	61.25	11.0	-4.3
AMER CENTURY	AS	'90	7.00	21.00	59.00	11.9	0.0
AMER CENTY'B	NY	'91	6.75	28.00	47.00	14.4	0.3
AMER REALTY	OC	'84	7.00	10.67	48.00	14.6	0.0
BAIRD&WARNER	OC	'91	6.75	21.00	42.00	16.1	-12.5
BANKAMERICA	OC	'90	6.75	21.00	83.00	8.1	1.2
BENEF STD MI	AS	'91	6.50	27.75	60.00	10.8	0.0
CAPITAL MTG	OC	'91	6.50	31.95	46.00	14.1	-2.1
CHASE MANHTN	NY	'96	6.50	55.00	73.50	8.8	-4.9
COLWELL MTG	OC	'91	6.50	29.38	52.00	12.5	4.0
CONN GENERAL	NY	'96	6.00	32.50	56.88	10.5	-15.1
CONTNTL MTG	NY	'90	6.25	19.79	47.00	13.3	-4.1
EQUITBL LF M	NY	'90	6.75	26.25	78.25	8.6	4.3
FIDELITY MI	AS	'85	7.75	21.25	45.50	17.0	-20.7
FIRST PENN M	OC	'91	6.75	26.00	52.00	13.0	-3.7
FIRST UNION	NY	'91	7.00	13.00	75.00	9.3	2.0
FRANKLIN RLY	AS	'89	7.00	10.00	60.00	11.7	-8.8
GALBREATH	OC	'91	7.00	28.50	56.00	12.5	1.8
GRT AMER MI	OC	'91	7.00	35.50	33.50	20.9	4.7
HANOVER SQ R	OC	'92	7.25	21.00	54.00	13.4	-1.8
HEITMAN MTG	AS	'92	7.50	14.70	56.00	13.4	-6.7
HNC MTG	OC	'91	6.75	21.00	41.00	16.5	-2.4
HOTEL INVSTR	OC	'90	7.75	21.00	52.00	14.9	-1.9
HOTEL INVTRS	OC	'91	7.50	25.25	50.00	15.0	-2.0
LINCOLN MTG	OC	'90	8.00	11.00	38.00	21.1	-5.0
MASSMUTL MTG	NY	'90	6.75	21.00	67.00	10.1	-5.6
MASSMUTUAL M	NY	'91	6.25	33.50	59.00	10.6	0.4
MIDLAND MTG	OC	'86	7.00	16.67	50.00	14.0	-9.1
MONY MTGIN	NY	'90	7.00	11.00	72.00	9.7	2.9
MTG INV WASH	OC	'90	8.00	15.00	85.00	9.4	0.0
NATIONAL MTG	OC	'91	7.00	12.00	57.00	12.3	-18.6
NJB PRIME	AS	'91	6.75	21.00	50.25	13.4	-3.4
NOWSTRN MUTL	NY	'91	6.00	21.00	85.50	7.0	-2.8
OLD STONE MT	OC	'87	6.88	15.00	54.00	12.7	-1.8
RAM PACIFIC	OC	'91	6.75	21.00	57.00	11.8	-1.7
REALTY INCOM	AS	'91	8.00	16.50	69.50	11.5	1.5
REPUBLIC MI	NY	'90	7.25	19.00	85.00	8.5	2.2
SAUL (BF) RL	OC	'91	6.50	23.00	54.00	12.0	0.0
SAUL (BF) REI	OC	'90	8.00	15.50	58.00	13.8	-4.9
STATE MUTUAL	AS	'91	6.75	21.00	52.00	13.0	-13.3
SUTRO MIT	NY	'82	6.75	20.00	61.13	11.0	1.0
SUTRO MTG	AS	'91	6.75	20.00	50.25	13.4	0.5
TRI-SOUTH MI	NY	'92	7.00	29.50	65.00	10.8	8.3
US BANCORP	AS	'92	7.00	26.25	76.50	9.2	-7.8
US REALTY IN	NY	'89	5.75	20.20	53.00	10.8	-7.0

GENERAL FOOTNOTES

*COLUMNS ANNUALIZED-QUARTER MULTIPLIED BY FOUR. #CASH FLOW.
X-EX DIVIDEND. @CASH FLOW INCLUDING DEBT DISCOUNT AMORTIZATION.
SYMBOLS SHOWN ARE TICKER SYMBOLS FOR LISTED ISSUES AND NASDAQ
SYMBOLS WHERE AVAILABLE. ALL OTHERS ARE FOR COMPUTER IDENTIFICATION.

LISTING OF PRIMARY AND DILUTED EARNINGS

Warrants only: Amer. Fletcher, \$3.52 primary & \$3.44 diluted;
BT, \$1.80 & \$1.80; Builders Inv., \$4.28 & \$3.48; CI Mtg., \$1.48 &
\$1.48; Citizens Mtg., \$1.88 & \$1.68; CleveTrust, \$1.04 & \$1.04;
Cousins Mtg., \$2.52 & \$2.52 (Feb); Dominion, \$2.92 & \$2.20; Fidelco,
\$3.28 & \$3.28 (Feb); 1st. Memphis, \$1.64 & \$1.64 (Feb); First
Denver, \$2.72 & \$2.40; Hospital Mtg., \$1.92 & \$1.92; IDS Rlty, \$3.16
& \$3.00; Mtg. Trust Amer., \$1.28 & \$1.28; M&T, \$1.16 & \$1.16; PNB,
\$2.04 & \$2.04; Realty ReFund, \$2.32 & \$2.16 (Oct); Security Mtg.,
\$0.52 & \$0.52; Texas 1st, \$2.04 & \$2.04; Unionamerica, \$1.76 & \$1.76
(Feb); Wells Fargo, \$2.08 & \$2.08.

Warrants and Convertibles: Alison, \$3.12 & \$3.04; Atico, \$2.16
& \$2.12; Barnett, \$3.04 & \$1.52; Barnett-Winston, \$2.24 & \$1.36; Ben.
Std., \$3.16 & \$2.80; Capital, \$2.40 & \$2.08; Citizens & So., \$3.48 &
\$2.92; Colwell, \$2.52 & \$2.52; First Pa., \$2.20 & \$2.20; Galbreath,
\$1.36 & \$1.36 (Dec); Great American, \$2.92 & \$2.92; Guardian, \$2.72 &
\$2.72(Feb); Midland, \$1.60 & \$1.52; Mtg. Inv. Wash., \$1.72 & \$1.64;
Nat'l. Mtg., \$1.56 & \$1.48; Republic, \$1.28 & \$1.28; Sutro, \$0.92
& \$0.92; Tri-So., \$3.24 & \$3.04.

HOW TO USE COMPARATIVE TRUST STATISTICS

The data inside are intended to facilitate comparison of relative efficiency of trust management with funds available during the latest period. Every effort has been made to present data for that purpose. Readers should note that the data are historical and not projections of future trends. This holds especially for dividends, which vary with each quarter's earnings for most mortgage trusts and thus are not to be considered in any way as guaranteed yields.

The heart of the comparisons is annualization of current earnings and dividend rates. For mortgage trusts, this is done by multiplying the latest quarter by four without seasonal adjustment. These earnings are adjusted for conversion of debt (i.e., fully diluted) but not for exercise of warrants, as described below. For equity trusts, net cash flow (defined as earnings plus depreciation and non-cash charges minus mortgage amortization) has been used and any known seasonal factors applied. The symbol "#" denotes use of cash flow in the earnings columns. Group averages may be reduced to the extent new trusts are included in any given group.

The number of shares outstanding is the number issued as of the latest balance sheet and is not adjusted for conversion or exercise of warrants. Book value per share however is adjusted for conversion of all convertible debentures. It does not reflect changes for any exercise of warrants nor does it reflect any adjustment for any changes in asset values through appreciation or losses.

Four standard comparisons are presented: price changes since the last issue; price/earnings ratios and estimated dividends based upon current market prices; and percentage of market price to book value. All values are positive unless indicated.

The fifth comparison, return on book value, measures management's performance with available funds. Because of the increasing complexity of trust capital structures, the computations are made in the following manner for trusts with these capital structures:

Convertible debentures only: Fully diluted earnings are compared with fully converted book value per share, since funds from convertibles are at work.

Warrants only: Primary earnings per share are compared with book value without assuming warrant exercise, since again this measures funds actually in use. Trusts in this category currently reporting significant differences and their primary and diluted earnings annual rates are listed at left.

Both warrants and convertibles: Fully converted book value is used. Primary earnings are being used because these are closest to converted earnings. Data for these trusts are slightly overstated. Where primary numbers are well above the dividend, the dividend is used and so noted. Trusts in this category are listed at left.